



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: April 6, 2006 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane  
Donald F. Naber

**Absent:** Jill R. Myers, Clerk

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 6:30 P.M.

**1. Approved Minutes**

The Planning Board approved the Minutes as submitted, as follows:

January 19, 2006 and February 2, 2006 – approved as submitted

February 23, 2006 – approved as submitted, with Mr. Rodolakis abstaining as he was not in attendance at this meeting.

March 2, 2006 – approved as submitted, with Mr. Naber abstaining as he was not in attendance at this meeting.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

- a) Mr. Gordon announced that the Planning Board is a four member Board, as Ms. Myers resigned as of March 30, 2006.

**7:05 P.M. Gulf View Estates, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Gulf Street & Browning Road  
Decision Deadline: May 15, 2006**

Attending the hearing were Attorney Joe Allen – representing the applicant; Tony Yazdi – the applicant; Seth Toch and Josh Reinke – engineers from HS & T.

Mr. Gordon asked for extension for Decision deadline. Attorney Allen said he would grant the extension for the Decision to June 15, 2006.

Attorney Allen made the following comments:

- 1) Not proposing to go to Browning Road;
- 2) Eliminated Abby Circle;
- 3) Engineering commented about moving roadway down to work better with the grade – they don't think it will work but they are still looking at it;
- 4) Talking to Summit Ridge to see if they need any of the excavated material they will have;
- 5) Working on agreement with the Mathurins regarding their well.

Ms. Keohane listed the following concerns:

- 1) Frustration that they are still looking at two different lay-outs; Attorney Allen said they will have to look at that;
- 2) Unhappy with the amount of area some of the detention basins are taking up on some of the lots;
- 3) made a comment regarding the shape of Lot 6.

Mr. Gordon listed the following:

- 1) Cul-de-sac showing on the cover sheet; Attorney Allen said they will correct that.
- 2) State why they are asking for the 8% to 10% waiver;
- 3) State why they are asking for the speed change waiver;
- 4) Sheet 2 of 27 – look at pulling road down?
- 5) Form A – there is existing foundation; looks like the reason they can't move the road is because of the foundation; get more information regarding this;
- 6) water main needs to be shown where roads meet;
- 7) driveway grades – supply this information;
- 8) give Engineering new drainage calcs after all the changes;
- 9) he was missing a couple of sheets (sheets 8 & 10);
- 10) Sheet 9 of 27 is Abby Circle – remove sheet;
- 11) Sheet 12 of 27 – Fix second cross-section;
- 12) Sheets 20 & 21 – Remove Abby Circle;
- 13) Sheet 22 of 27 – Lot 7 – take out extra building; and take out Abby Circle;
- 14) Sheet 23 of 27 – Remove Abby Circle;
- 15) Remove Form A lots from subdivision; Attorney Allen said they will be removed;
- 16) Phasing – too much area open at once; resolve with Engineering before site is opened up.

Mr. Gordon continued the hearing to May 4, 2006, at 7:15 P.M.

**7:10 P.M.      Adams Farm Phase II, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from October 6, 2005  
Location: east side of Cherry Street, south of Boston Turnpike  
Decision Deadline: 65 Days from the close of hearing**

Mr. Gordon read letter from Thompson-Liston Associates, Inc., dated March 30, 2006, asking for continuance. The Board voted to allow continuance to May 4<sup>th</sup>.

Mr. Gordon continued the hearing to May 4, 2006, at 7:05 P.M.

**7:15 P.M.     101 N. Quinsigamond Avenue, Three Unit Multi-family  
Special Permit and Site Plan Approval  
Public Hearing, Continued from November 3, 2006  
Decision Deadline: 65 days from the close of hearing**

Attending the hearing was Attorney Richard Ricker – representing the applicant; Dean Handley – the applicant; and Kevin Quinn – the engineer from Quinn Engineering.

Attorney Ricker said they have been to Zoning Board of Appeals and was approved with four waivers; and they are waiting for the Decision.

Mr. Quinn listed the following:

- 1) Met with the Fire Chief to discuss and resolved his concerns about access;
- 2) basically tried to "terrace" the site because of grading;
- 3) Met with Anne Zettek-Sumner, 99 North Quinsigamond Avenue, regarding her driveway – they propose to regrade the driveway entrance at her drive;
- 4) provided plenty of parking;
- 5) going to the Conservation Commission.

Mr. Gordon read the e-mail from the Fire Chief with his comments.

Ms. Keohane asked Mr. Quinn to explain the fence and walls at parking spaces; Mr. Quinn explained.

Mr. Quinn and Attorney Ricker explained the wall project that they are doing with the neighbor to be done at the same time, by the same contractor. Attorney Ricker said he will notify the Lake Quinsigamond Commission.

Mr. Denoncourt commented that it appears most of his comments have been addressed.

There was no public comment.

Mr. Gordon asked Mr. Denoncourt if there were any major issues; Mr. Denoncourt said, "No."

The Board voted to close the hearing, noting that they will need the book and page from the ZBA Decision, and the Order of Conditions from the Conservation Commission.

Mr. Gordon officially closed the hearing.

**7:20 P.M.     Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Attending the hearing was Attorney Kevin Byrne – the attorney representing the developer; Bob Barsamian and Roger Williams – the developers; Roy Smith – Project Director/Civil Group Manager – from BSC Group; and Benn Sherman, P.E. – Associate/Project Manager – from BSC Group.

Attorney Byrne updated the Board. He said they went to the Zoning Board of Appeals for variances, and he listed those variances. He stated they also met with the Conservation Commission. He reviewed the issues as stated in the BSC letter dated March 31, 2006:

- 1) sidewalk along Route 20;
- 2) additional site-specific infiltration/recharge at as many buildings as possible;
- 3) relating to the waiver for the dead end cul-de-sac, provide an additional level of safety in the event of an emergency;
- 4) provide the Town with a proposal associated with the timing of the commercial phases.

Mr. Rodolakis asked about water quality for run-off and drainage; Mr. Smith said they are meeting water quality requirements.

Mr. Rodolakis asked if it made any difference to Engineering how recharge is done; Mr. Denoncourt said basically they are looking for the easiest way.

Ms. Keohane commented that she agreed that if infiltration could be spread out throughout the site, instead of one area; and commented that it would be more natural.

Mr. Naber asked for review of phasing. Mr. Smith reviewed and showed on the plans.

Mr. Gordon listed the following:

- 1) noted Engineering has not reviewed infiltration plan;
- 2) Phase 2 – asked area to be built; Mr. Smith showed area and buildings; total 35 units at bottom of development. He said Phase I will be the westerly side because they need the access; Phase III – 125 units; Phase IV – finishing our commercial and rest of units.
- 3) asked that these phases be documented as described;
- 4) asked about off-site work; Mr. Smith said it will be "full build" offsite, traffic mitigation (\$1.5 million); He said this will not be phased out, as proposed to Mass. Highway; they just want to go in and do it all at once. He said they will have to go back to Mass. Highway.
- 5) asked about curb cuts; Mr. Smith said if there is an existing one, they have to keep it.

Mr. Smith commented that the limit of the off-site work is Crosby Oil and at the bridge and Dillon Property. He said this work will have to be done in Phase 2.

Attorney Byrne commented that they will have to do Site Plan Approvals for the commercial.

Mr. Gordon confirmed that the Planning Board and Conservation Commission will have the same plan. Mr. Smith said yes.

Mr. Denoncourt said he can send Mr. Smith and Mr. Sherman an e-mail for submittal needs.

Attorney Byrne asked that this hearing be closed. Mr. Gordon commented that he would like to leave it open until May 4, 2006, to get some of the issues answered. There was a motion to close the hearing subject to the four conditions as listed at this hearing and Engineering items being resolved or put in the Decision.

Mr. Gordon officially closed the hearing.

**7:25 P.M. Palm Meadow Estates, Definitive Subdivision  
Public Hearing, Continued from July 7, 2005  
Location: Clews Street, east of Route 140  
Decision Deadline: April 28, 2006**

Attending the hearing was Tony Russell – the developer; and John Parmentier – the engineer from Dunn-McKenzie, Inc.

Mr. Parmentier said they have received their Order of Conditions from the Conservation Commission since last month's meeting. He said he feels Engineering comments can be addressed either with Engineering or can be written into the Decision.

Mr. Naber commented about the adjustments to Clews Street, and there was a lot of discussion. Mr. Parmentier gave reasons for not thinking it would be a good idea to narrow at Clews Street. Mr. Denoncourt commented that it was felt, after discussions with many Town officials, to do something. Mr. Gordon said he and Mr. Perreault, the Town Engineer, talked in length and agreed traffic calming is what should be tried and go to a 22-foot width to slow traffic; and this should be put in the Decision.

Ms. Keohane said she was missing sheets 9 & 10 of plans.

Ms. Keohane asked about the driveway on Lot 7. Mr. Parmentier said the driveway is along the detention basin in the easement to the Town.

Mr. Gordon said a deed restriction for the detention basin should be written so nothing is built in it.

Mr. Parmentier reviewed the waivers as listed on the cover sheet of the plans, and said #4 will be discussed with Engineering for wording.

Mr. Gordon stated the main issues were the narrowing of Clews Street and Waiver #4.

Mr. Russell asked that the hearing be closed. The Board voted to close the hearing subject to items discussed.

Mr. Parmentier signed the extension letter for Decision.

Mr. Gordon officially closed the hearing.

**7:30 P.M. Kings Brook Crossing, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Old Mill Road, northwest of Harrington Avenue  
Decision Deadline: May 16, 2006**

Mr. Gordon read letter from Kings Brook Crossing applicants/developer asking for a continuance and granted the Board an extension of Decision deadline. The Board voted to allow the continuance to May 4<sup>th</sup>.

Mr. Gordon continued the hearing to May 4, 2006, at 7:10 P.M.

**7:35 P.M. Nelson Point, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: off Nelson Point Road, west of Lake Street  
Decision Deadline: May 15, 2006**

Attending the hearing was Attorney David Brown – the developer; and John Bensley – the engineer from Beals and Thomas, Inc.

Attorney Brown submitted information from the State Fire Marshall's office regarding blasting. He also gave copies to abutters who were in attendance.

Attorney Brown said the hearing is still open with the Conservation Commission to discuss the detention basin.

Mr. Bensley reviewed the waiver requests, as listed on the cover sheet of the plans, and the items as written in his letter of March 28, 2006 to the Board.

Mr. Gordon expressed concern about the dead pipe holding still water, and asked them to talk to Engineering. Attorney Brown said they would.

Lillian Marshall, 422 South Quinsigamond, asked about the final number of houses and duplexes.

Dotty Flynn, 9 Nelson Point Road, commented that she didn't see a house going in on Lot #19. She also expressed concern about the blasting, stating her home is a log cabin, and is concerned about the structure.

Kevin Thibodeau, 27 Nelson Point Road, asked about hydrant location.

The Board voted to continue the hearing to May 4, 2006, at 7:20 P.M.

**4. New Business**

**a. Elect Interim Planning Board Clerk**

The Board voted Ms. Keohane at Interim Planning Board Clerk after the resignation of Ms. Myers on March 30, 2005.

**b. Bond Reduction for Stone Meadow Farm Drive**

The Board voted to approve the bond reduction for Stone Meadow Farm Drive.

**c. Summit Ridge Estates: Model Lot Release**

The Board voted to approve the model lot release for Summit Ridge Estates.

**4. New Business (cont'd)**

**d. Summit Ridge Estates Modification: Review & Approve Covenant and Sign Plans**

The Board voted to authorize Mr. Gordon to sign the Covenant, and the Board signed the plans for Summit Ridge Estates Modification.

**e. Review Proposed Street Acceptances**

The Board voted to recommend to the Finance Committee and to Town Meeting to accept the subdivision streets and open space parcels as listed, as public streets and Town property.

**f. Highland Hill Estates: High Street Sidewalk**

Mr. Rodolakis abstained from the discussion, due to possible conflict of interest. The Board voted that this request for change is a de minimus change, and voted to allow Engineering to handle the change of location of the sidewalk.

**5. Old Business**

**a. Discussed and Signed Decision for Memorial Drive Business Park**

The Board voted to authorize Mr. Gordon to sign the Decision as written for the Memorial Drive Business Park.

**b. Reviewed and Signed Revised Bond for White City Shopping Center**

The Board voted to authorize Mr. Gordon to initial an inserted clause in the Decision, to return the bond money of \$5,000 after completion of the work.

**6. Correspondence**

- a) CMRPC Smart Growth Tools Workshop Notice**
- b) Mass. Federation of Planning Association Annual Mtg. notice**
- c) Letter from Mr. Stone, Agent, Conservation Commission, to Brendon Properties, regarding sweeping at Adams Farm I**

The meeting adjourned at 10:20 p.m.

Respectfully Submitted,

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*Annette W. Rebovich*